

# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518)237-8643

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD. \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG.NO. \_\_\_\_\_

YOUR NAME: Kathy Howe DATE: Sept. 1994

YOUR ADDRESS: 133 South Fitzhugh Street TELEPHONE: (716)546-7029  
Rochester, NY 14608

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

\* \* \* \* \*

## IDENTIFICATION

1. BUILDING NAME(S): Upton-Paine House/Ridgemont Country Club
2. COUNTY: Monroe TOWN: Greece
3. STREET LOCATION: 3717 West Ridge Road
4. OWNERSHIP: a. public [ ] b. private [X]
5. PRESENT OWNER: Ridgemont Country Club ADDRESS: (same) Rochester, NY 14626
6. USE: Original: Residence/farm Present: Clubhouse for country club.
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[X] No[ ]  
Interior accessible: Explain open to club members

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard [ ] b. stone [X] (fdn.) c. brick [X] d. board and batten [ ]  
e. cobblestone [ ] f. shingles [ ] g. stucco [ ] other: Asphalt roof shingles on main roof.
9. STRUCTURAL SYSTEM: (if known) a. ~~wood frame with interlocking joints~~ [ ]  
b. wood frame with light members [ ]  
c. masonry load bearing walls [X]  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
10. CONDITION: a. excellent [X] b. good [ ] c. fair [ ] d. deteriorated [ ]
11. INTEGRITY: a. original site [X] b. moved [ ] if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):  
(see continuation sheet)

12. PHOTO:

13. MAP:

"This is quite a landmark! It's a straight 'red.' Almost everyone knows this building - you can't miss it!" P.Malo.

COLOR CODE

Red





15. RELATED OUTBUILDINGS AND PROPERTY:

- |  |                       |                   |
|--|-----------------------|-------------------|
| a. barn [ ]  | b. carriage house [ ] | c. garage [ ]     |
| d. privy [ ]   | e. shed [ ]           | f. greenhouse [ ] |
| g. shop [ ]  | h. gardens [ ]        |                   |
| i. landscape features: <u>Golf course. Built-in pool. Parking lots.</u>        |                       |                   |
| j. other: <u>Pool house, pro-shop, storage building, concessions building.</u> |                       |                   |

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):

- |                                       |                    |
|---------------------------------------|--------------------|
| a. open land [X]*                     | b. woodland [ ]    |
| c. scattered buildings [ ]            |                    |
| d. densely built-up [X](neighborhood) | e. commercial [X]  |
| f. industrial [ ]                     | g. residential [ ] |
| h. other: <u>*golf course</u>         |                    |

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1844-1852

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES:

(see continuation sheet)

22. THEME: Agricultural: Former farmhouse

-and-

Social/Recreational: Club house and golf course

11c.

**North elevation:**

Front door replaced with modern, metal replacement door.

One of the ornamental cast iron brackets is missing beneath balcony at the first floor, west window.

The three windows on the second floor appear to be vinyl replacement windows with snap-in muntins.

Original porch balustrade, shown in 1858 print, is missing.

**West elevation:**

Two-story, Colonial Revival style porch (20th-century) added at west elevation of rear brick wing.

Oak double doors with transom and Colonial Revival pilasters and broken scroll pediment added at west elevation of rear brick wing.

Second floor windows of the main block and rear wing appear to be vinyl replacement windows with snap-in muntins.

One basement window at main block filled with an insulated panel.

**South elevation:**

One-story on raised basement, flat-roofed frame addition with exterior deck added at west end of rear, south, elevation (c. 1960-70).

One-story on raised basement, flat-roofed brick addition with wrap-around deck added at east end of rear, south, elevation (c. 1960s).

**East elevation:**

One-story, flat-roofed kitchen wings with pargeted walls added on east side of house.

The two, second floor windows appear to be vinyl replacement windows with snap-in muntins.

Porch on east side of rear wing, shown in 1858 print, removed.



11c. continued

**Cupola:**

Original balustrade and corner finials, shown in 1858 print, are missing.

Cupola appears to be sided with vinyl or aluminum. Single-paned replacement windows in cupola.

**Site:**

Original front fence, shown in 1858 print, is gone.

Built-in pool installed east of the house with concrete block pool house (c. 1961).

Parking lots added at west and east side of the house.

One-story, gable-roofed frame pro-shop (1931) with additions (1963 and 1970).

One-story, concrete block concessions building (late-20th-century).

One-story, gable-roofed metal pole barn (late-20th-century).

17. Ridgmont Country Club is located on a 139.2 acre parcel on the south side of Ridge Road, with Elmgrove Road forming the western boundary. It is situated in the southwest quadrant of the town. The historic brick Italianate house, which has served as Ridgmont's clubhouse since 1928, faces north onto Ridge Road, a busy four lane highway. Various modern additions (see 11c. above) are attached to the house on the south and east sides. To the west of the house is a curved drive. Parking lots are located east and west of the house. The golf greens are located on former farmland to the south. The surrounding neighborhood along Ridge Road is commercial with the modern Elm Ridge Shopping Center across the street to the north.

18. The clubhouse is in a two-story, brick Italianate residence. The building is comprised of a cubic main block, a slightly lower, two-story, rear block, and modern, flat-roofed, one-story frame and masonry additions on the south and east sides. Fenestration in the main and rear blocks is repetitive with windows aligned vertically in rows. Most of the second

18. continued

floor windows are six-over-six, double-hung replacement sash with

snap-in muntins, whereas the first floor windows (main block) appear to be the original six-over-nine (in the front) and six-over-six (west side), double-hung wood sash. The windows of the main block have stone sills and lintels with wood drip moldings above. The building is constructed atop a coursed ashlar foundation with a stone watertable.

The main block is three bays square with a low-pitched, hipped roof surmounted by a square cupola. The roof has broad overhanging eaves typical of the Italianate style. Below the eaves are an upper and lower string molding. Projecting from the center of the front facade is a one-story, hipped roof porch with chamfered wood columns and pilasters supporting a wide entablature above. The porch originally had a balustrade as shown in an 1858 print of the house (see attached). The entrance features Italianate pilasters, sidelights, and a transom. The original front door has been replaced by a modern metal door. Tall six-over-nine, double-hung sash, one on either side of the porch, feature fancy cast iron balustrades with brackets. These balustrades have elaborate pointed arch, quatrefoil and foliated designs. The center window above the porch on the second floor has sidelights.

Projecting above the main roof on the east side are the original corbelled brick chimneys. The pyramidal-roofed cupola has two rectangular windows on each side. This structure once had a roof balustrade with decorative finials rising above the corners (see attached 1858 print).

The west elevation of the main block is largely unaltered with the exception of the modern window replacements on the second floor.

The rear block has been altered by the addition of a two-story, Colonial Revival style porch on the west elevation. This porch features square paneled columns supporting an entablature above. The entrance on this elevation has been altered by the installation of double doors, a transom, and a Colonial Revival surround with a broken scroll pediment. The secondary entrances in the center and south end of this elevation also appear to have been altered in the twentieth century. These may have

18. continued

originally been windows. Today these are multipaned, French doors with recessed wood panels in the lower part and transoms above.

20. The Upton-Paine House, present Ridgemont Country Club, is architecturally significant as an early Italianate style farmhouse in the town of Greece. It is historically significant for its association with the Uptons and Paines, prominent farming families in the town. It is also important for its association with the Ridgemont Country Club, founded on this site in 1928.

Although the farmhouse underwent significant changes after it was converted into a club house in the twentieth century, the main block still retains its original Italianate style design. Characteristics of the Italianate style exemplified by the house include cubic massing, a low-pitched, hipped roof with wide, overhanging eaves, a square cupola, and a porch with chamfered columns. The Italianate style belongs to the picturesque movement in architecture during the second half of the nineteenth century. The style was loosely inspired by the rural architecture of northern Italy. The architectural pattern books of Andrew Jackson Downing of the 1840s and '50s helped to popularize the style.

A print of this house appeared in Gillette's 1858 county map (see attached). This print reveals that the cupola and front porch originally had a balustrade. The front property line once had an elaborate fence. This print also shows that there once was a porch on the east side of the rear wing.

The house is located on Ridge Road which was formerly the shoreline of glacial Lake Iroquois and later a main trail of the Iroquois Indians. In 1813, the State Legislature allocated \$5,000 to cut down brush and to bridge streams along the Ridge from Rochester to Lewiston. This and later improvements along the road opened the way for settlers to establish their homes, farms and businesses along the Ridge.

This building was originally the home of James and Mary Upton who came to Greece in the 1840s. It first appears on the 1852 county map with the owner's name, Jas. Upton. The building appears again on the 1858 county map on lot 131 owned by J.

20. continued

Upton. James Upton ran the Upton Cold Storage Company and acted as a broker of cattle, grain, and fruit. The land where the golf course is today once had orchards on it. The Uptons had eight sons and one daughter.

James Upton died in 1868. His obituary which appeared in the *Rochester Daily Union & Advertiser* on December 10, 1868 notes the following information about Upton's life:

.....[He] was a large owner of real estate and extensive operator in lands, cattle, produce, etc. He died possessed of several fine farms and more than half of the best property in the village of Spencerport. He was an honorable business man and a good citizen.

The house and land on Ridge Road appeared on the 1872 county map under the ownership of the J. Upton Hrs. (heirs).

The Upton family sold the farm to John Paine in 1872. Paine was born December 22, 1834 at Fort Ann, N.Y. He married Mary Fisk of Hamlin, N.Y. on September 30, 1862. They had eight children. The 1902 county map shows two buildings on this 175 acre property then known as "Spring Brook Farm" and owned by John Paine. Upon Paine's death in 1908 his sons, Willis and Herbert Paine shared in the estate. Willis owned the farmhouse which later became the clubhouse. Willis Paine sold the farm in 1928 to Enos Janes, Hughie Hughes, and Fred Slater who established the Ridgemont Country Club on this site.

The early days of the country club are discussed in the *History of Ridgemont Country Club*:

It was Enos Janes who had the idea that a golf course and attendant real estate development in the Kodak area could not miss. He interested Hughie Hughes, a Realtor and leader in the Greece Republican organization, and Fred Slater, who owned land adjacent to Paine's, in combining forces in 1928 to purchase the farm for \$30,000, setting aside strips of frontage on the Ridge and a new Ridgemont Drive for housing developments.

20. continued.

Their effort flourished with Hughes, Slater (later a State Senator), John W. Newton, C.P. Lane and others...as the first Board of Governors of Ridgemont Country Club. John Newton was its first president; Hughie Hughes built the first house on Ridgemont Drive.....But neither Hughes nor Slater knew much about golf then, so they hired one who did to manage the early house and golf facility. Sidney C. Adsit, with golf managing experience, brought his wife Anne to live upstairs in the clubhouse.....The Adsits had to leave in winter, because no central heating was available at first.....

Membership swelled to the initial goal of 132 by late 1928....With the aid of the first greenskeeper, Jim Reed, and local farmers with "Heavy equipment" ("only hand and horse labor" as Adsit put it), the membership was assured that nine holes would be playable by "Decoration Day" (1929)....The very rocky soil had been cleared for farming by piling stone fences to outline fields. Many of these were buried in trenches dug parallel to the fences, some were left in huge piles...while others were just covered with earth, except for apple orchards, trees were scarce, and hundreds of small evergreens were donated by members who also formed tree-planting parties which placed over 100 trees a year for 11 years.....

The early thirties were years of development and struggle, particularly in the wake of the market crash and ensuing hard times....New members were sought and membership limit was raised to 350.....

The history of this site, beginning as a nineteenth-century farmstead and later as a twentieth-century country club, is highly significant to the town of Greece.

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<sup>1</sup>Earl Robertson, *History of Ridgemont Country Club*.  
(Greece, NY: Ridgemont Country Club, January 1991) pp. B.2-3.



Town of Greece Historic Sites Survey  
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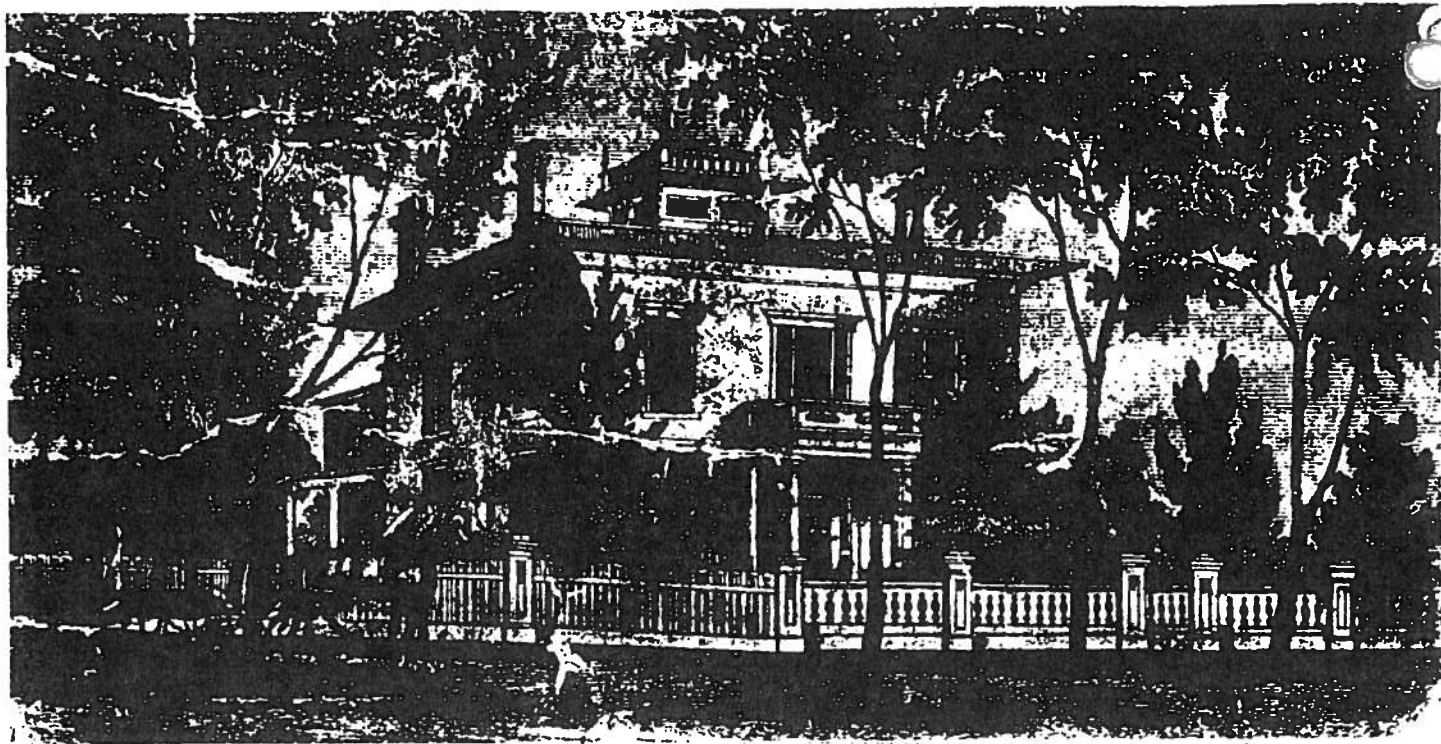
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family. Greece, NY.



1858 view of the Upton-Paine House, now Ridgemont Country Club, 3717 West Ridge Road. (Print from P.J. Brown, *Gillette's Map of Monroe County, New York*. Philadelphia: Gillette, 1858.)









